



2230 N University Parkway | Provo, UT

iCreate Collaborative Investment Property For Sale



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[All property showings are by appointment only. Please consult listing agent for more details.](#)

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Offering Summary & Rent Roll

Asking Price: \$2,500,000

Gross Rents Year Two: \$210,000

Annual Expenses: \$33,000

NOI Year 2: \$176,904

Capitalization Rate: 7.1%

Annual Escalations: 3%

Notes:

- Brand new 6 year lease
- 11,426 SF building
- 40,000 ADT
- Between BYU and UVU
- Tenant: iCreate Collabrative (K-12 School)
- Modified gross lease: tenant pays all unilities

Year	NOI
Year 1	\$114,000.00
Year 2	\$176,904.00
Year 3	\$183,204.00
Year 4	\$189,693.00
Year 5	\$196,377.00
Year 6	\$203,261.00
Average	\$177,239.83
Total	\$1,314,413.94



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iCreate Floor Plan

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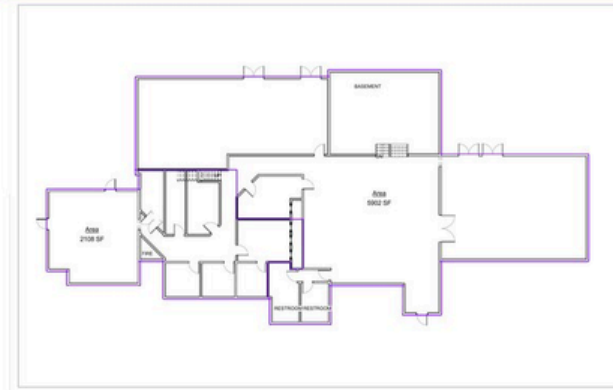
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FLOOR PLANS

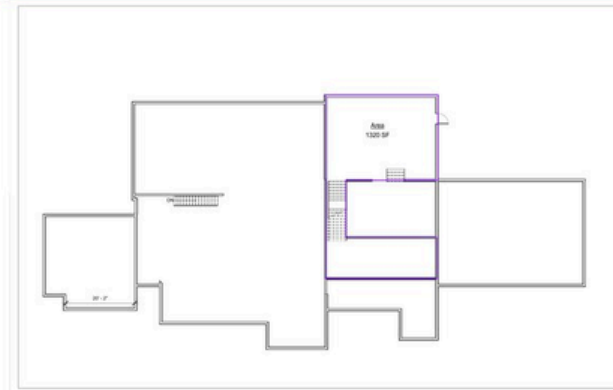
MAIN FLOOR

5,902 SF | 2,108 SF



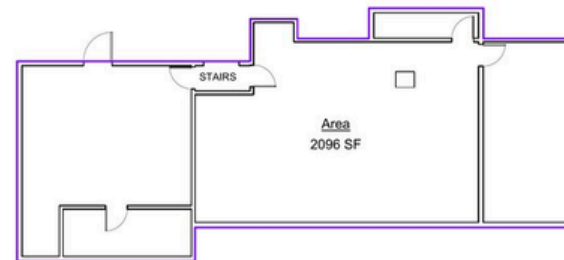
MEZZANINE

1,320 SF

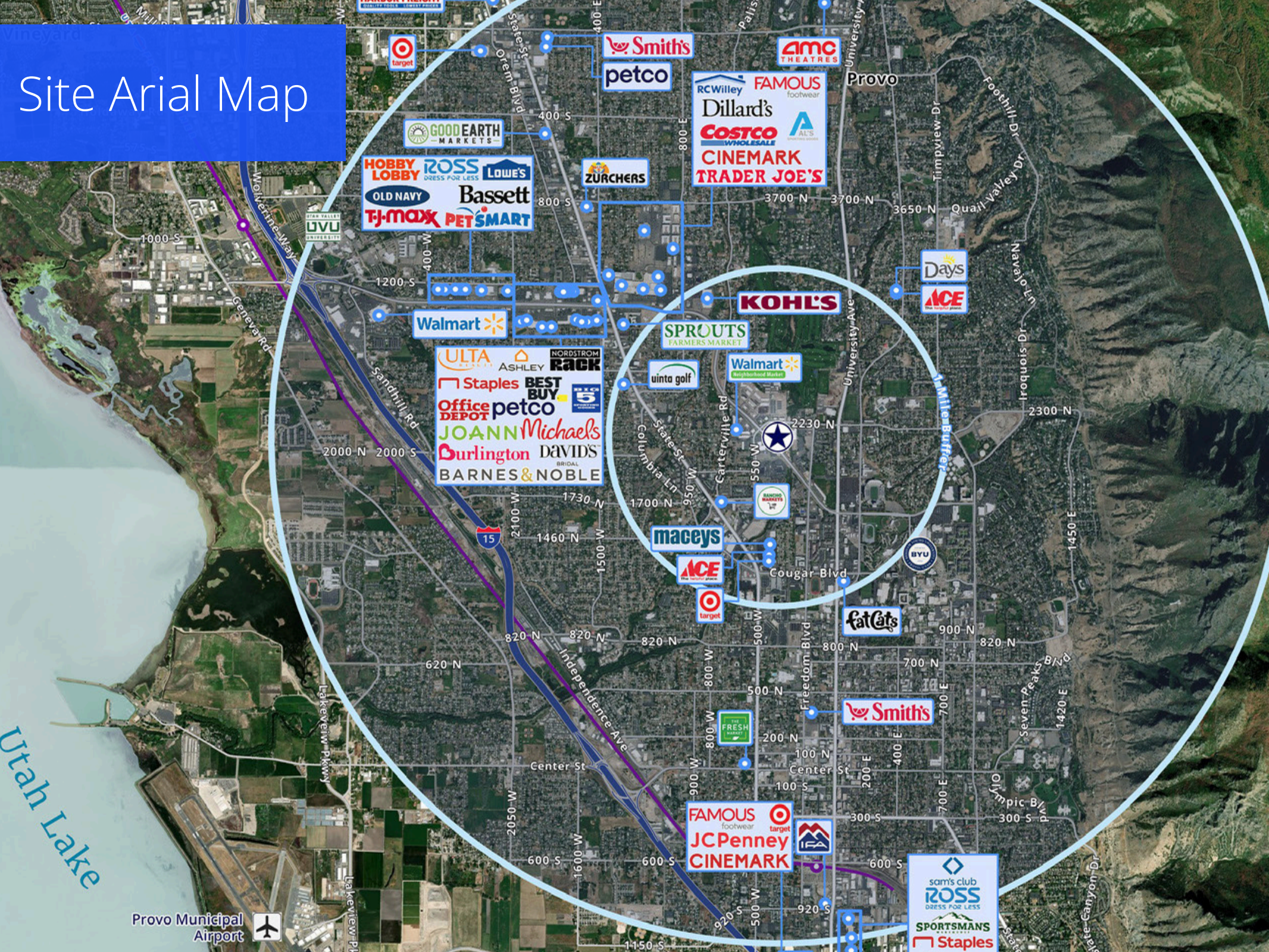


UPSTAIRS

2,096 SF



Site Arial Map



Provo Municipal Airport 

Utah Lake

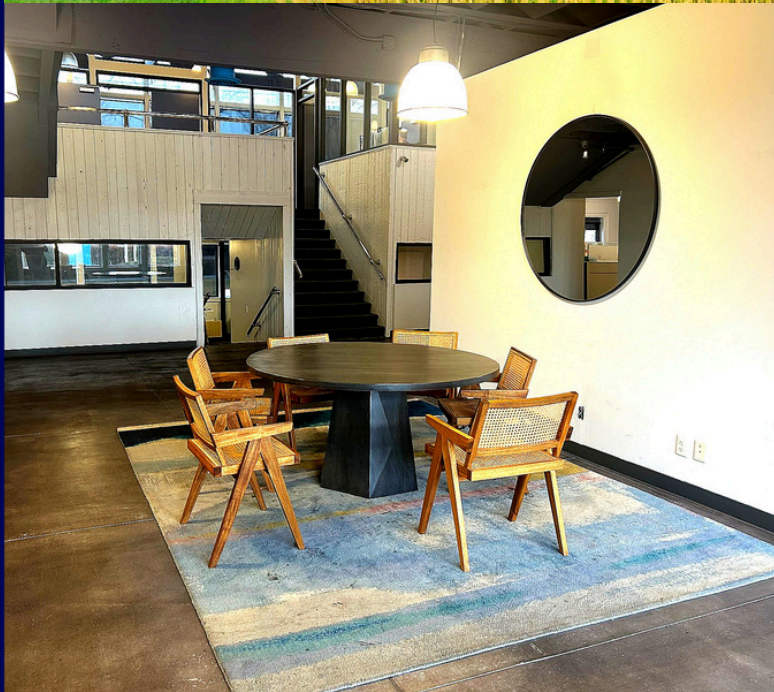
Building Photos

See online listing for more photos of the building



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Colliers

Investment Opportunity | Offering Memorandum

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